



Martin



Aerial view of Martin subdivision, the top of the photo shows the roads leading into the subdivision.

WHY BUY?

Martin subdivision parcels are south facing parcels offering an out of town feel combined with easy access to Fairbanks.

LOCATION

Martin subdivision is located on the south side of Old Murphy Dome Rd., approximately 20 miles from Fairbanks.

ACCESS

Access to these parcels is along dirt roads and undeveloped rights-of-way within the subdivision. Cascade Rd intersects Old Murphy Dome Rd and leads to High Sierra Dr. These parcels are down an undeveloped right-of-way from High Sierra Dr.

RIGHT-OF-WAY STATUS

Some rights-of-way have been constructed. Rights-of-way to these parcels are undeveloped.

SURVEY & MTRS

Martin is survey ASLS 84-21, located in F001N003W05. The survey has been filed as plat 84-275 in the Fairbanks Recording District.

RESTRICTIONS

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility, non-motorized trail easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

LOCAL GOVERNMENT

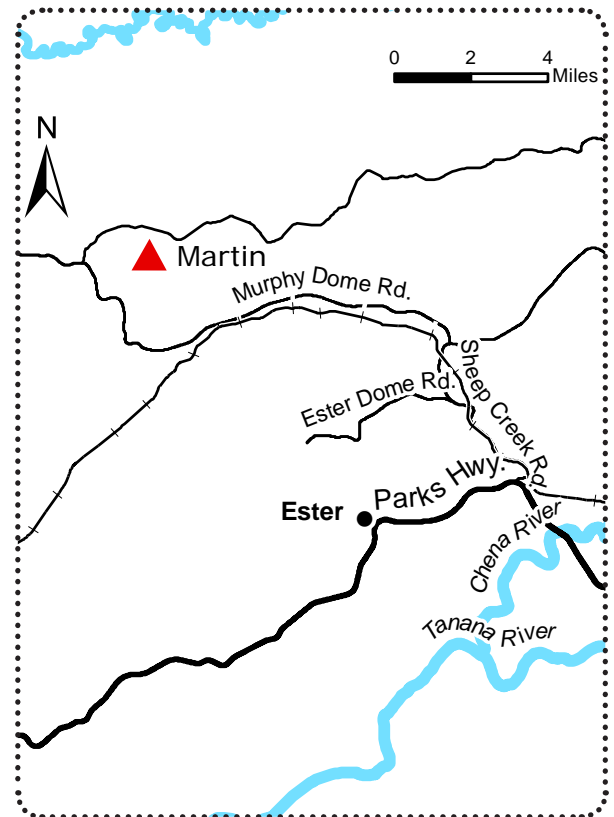
This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.

NOTES

This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

UTILITIES

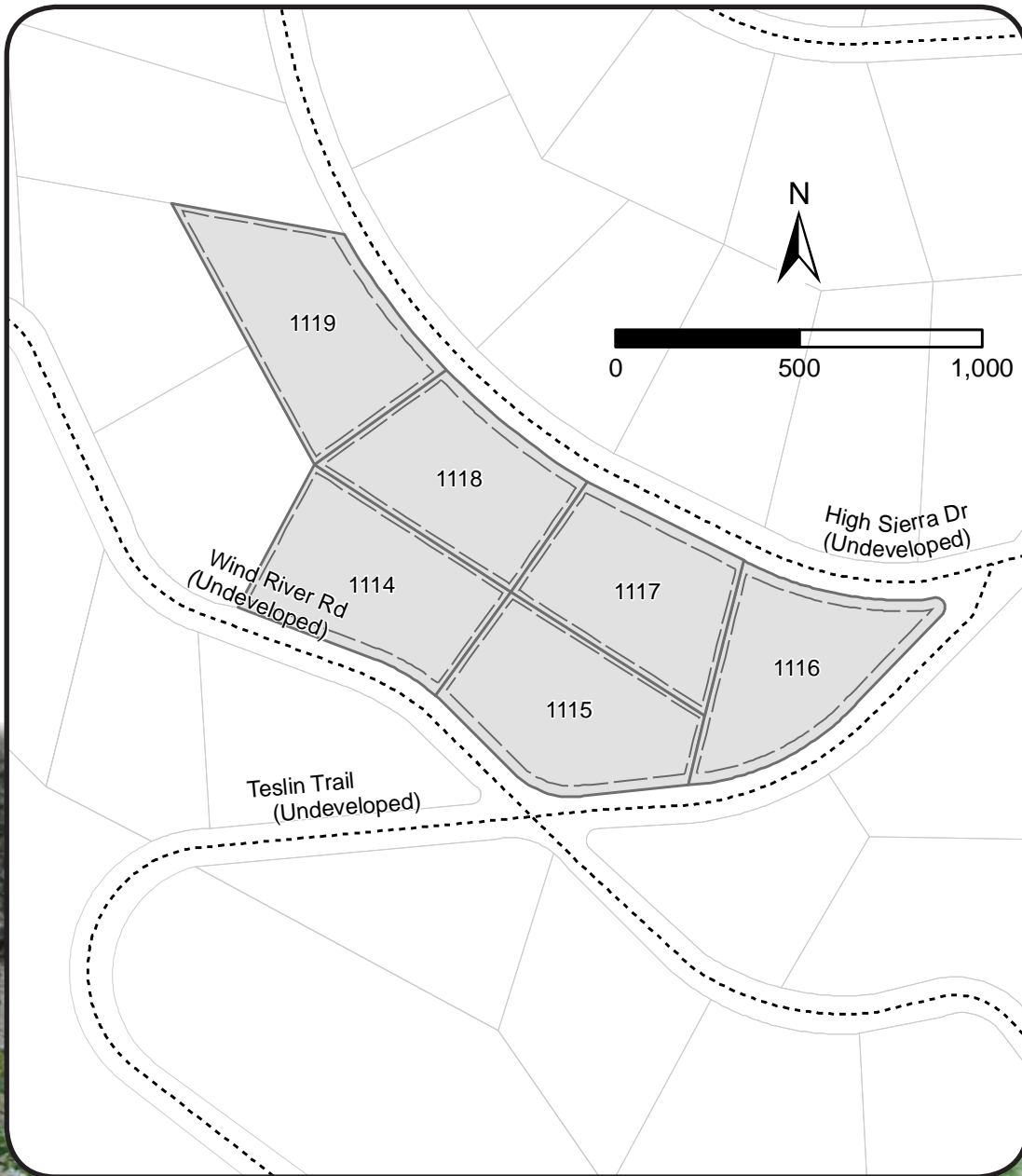
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available within the subdivision. Buyers may need to extend the lines at their own expense.



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



Martin



An electrical bisect within the Martin Subdivision

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1114	419114	5.3	27	7	\$14,300
1115	419115	5.49	28	7	\$14,800
1116	419116	5.05	29	7	\$13,700
1117	419117	5.02	30	7	\$13,600
1118	419118	5.015	31	7	\$13,500
1119	419119	5.836	32	7	\$15,800

Southeast
AKMat-Su
Road

Kenai

Copper River
ValleySusitna Valley
RemoteSouthwest
AKFairbanks,
Elliott Hwy.N. Parks
HighwaySteele
HighwayRichardson,
AK HighwaysInterior
RemoteGeneral
Information